

ARTICLE 1313

C-S SHOPPING CENTER DISTRICT

1313.01 Purpose

The purpose of this zoning district is to encourage and ensure the development of modern, well-planned, integrated community shopping centers, in appropriate locations and, on large tract sizes, to provide for a variety of compatible business and related uses including office buildings and apartments. The district regulations require that the district be developed as a group of properly related business and compatible facilities comprising a single architectural scheme with appropriate landscaping, off-street parking, screening and vehicular access. This district shall be developed only in accordance with the provisions relating to site plan review in Article 1321.

1313.02 Use Regulations

A building or group of buildings may be erected or used, and a lot may be used or occupied for any of the following purposes, and no other, subject to the applicable provisions of Article 1318, "General Regulations", the conditional approval regulations as stated in Articles 1321 and 1322, and other applicable provisions of this and other City Ordinances.

- (a) The following uses are permitted following City Planning Commission approval:
 - (1) Retail and personal service use.
 - (2) Bank, Saving and Loan Association.
 - (3) Office, agency or studio.
 - (4) Restaurant and drive-in restaurant.
 - (5) Community center, library and child day care center.
 - (6) Theater, meeting hall and recreation establishment.
 - (7) Service stations.
 - (8) Kennel, pet shop and veterinary establishment.
 - (9) Car wash.
 - (10) Motor vehicle sales and service agency.
 - (11) Electric substation and utility lines.

(12) Any other use permitted by right in C-G General Commercial.

(13) The following additional uses, I through V, when specifically authorized in conjunction with the total development of a Shopping Center District not less than ten (10) acres in size for any use or combination of uses permitted in the district, provided the uses and overall development of the tract approved in accordance with the provisions of Article 1321:

(I) Medical or Health Center.

(II) Office building.

(III) Motel, provided such use is clearly designed to constitute a logical and harmonious element of the overall plan for the district. The operational and retail business portion of the motel shall include only the following: office, lobby, restaurant, bar, coffee shop or grill, gift shop, and manager's apartment. Other accessory uses shall be limited to swimming pools, tennis courts, and other recreational uses to serve only transient guests and their friends and not to be operated as commercial enterprises. Each rental unit shall have at least two hundred (200) square feet of floor space and there shall be at least sixty (60) square feet of floor area for each person that it accommodates. No guest shall occupy any rental unit for a continuous period of more than one (1) month.

(IV) Multiple family dwelling, designed as a single architectural project or unit, where such use shall constitute a logical transitional use in locations adjacent to the district boundary and provided that the area devoted to apartments shall in no case be greater than ten (10) percent of the total area of the tract.

(V) Any use of the same general character as any of the above permitted uses, provided that such use shall be permitted, subject to such reasonable restrictions as the City may determine.

(14) Commercial Communication Towers and Antennas.
[See Section 13.18.28A]

(15) B.Y.O.B. [added by Ordinance #3958, July 1999].

- (b) Accessory uses customarily with and incidental to any aforesaid use in this Article may be permitted by the City Planning Commission unless otherwise excluded by these regulations.

1313.03 Area, Yard, and Building Regulations

(See Article 1318).

1313.04 Off-Street Parking and Loading Regulations

(See Article 1319).

1313.05 Sign Regulations

(See Article 1320).

1313.06 Site Plan Review Requirements

(See Article 1321).